

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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May 4, 2004

FROM: MICHAEL E. HAYS, Director
Land Use Services Department/Current Planning Division

SUBJECT: GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP 16396;
APPLICANT: CENTERSTONE COMMUNITIES, INC.; APN: 1013-501-10*;
COMMUNITY: CHINO

RECOMMENDATION:

1. **CONDUCT** a public hearing on TUESDAY, MAY 4, 2004, at 10:00 AM to consider a **DECLARATION OF AN INTENT** to:
 - a) **ADOPT** a Negative Declaration;
 - b) **ADOPT** a General Plan Amendment to change the Land Use District from Single Residential 1 Acre Minimum, (RS-1) to Single Residential 20,000 SF Minimum (RS 20M) on 15 acres; Applicant: Centerstone Communities; APN: 1013-501-10*; Community: Chino;
 - c) **APPROVE** Tentative Tract Map 16396 to create 26 lots on 15 acres;
 - d) **APPROVE** Variance to allow wall height up to 9 feet in lieu of the maximum 6 feet on the northerly and easterly property lines of Tract 16396;
 - e) **ADOPT** the Findings as recommended by the Planning Commission related to the General Plan Amendment, Tentative Tract and Variance, and find that the Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgement of the County;
 - f) **FILE** a Notice of Determination.
2. **CONTINUE** for final adoption with the First Cycle General Plan Amendments.

BACKGROUND INFORMATION: On April 8, 2004, the Planning Commission considered testimony and acted to unanimously recommend approval of the proposed General Plan Amendment/Tentative Tract Map 16396 to the Board of Supervisors. Although property owner's letters expressed concerns about drainage and traffic, they were not in opposition to the 20,000 square foot lots (1/2 acre) proposed by this tract. There were no property-owners in attendance at the hearing.

The project site is located on the west side of Roswell Avenue just south of the Briggs Fundamental School, and approximately ½ mile north of the 60 Freeway, on the north side of Philadelphia Avenue within the sphere of influence for the City of Chino. The site is relatively flat, with a 3% cross slope falling generally from the north to the southwest boundary. It is currently a vacant, fenced, in-fill lot that is fully disturbed by previous farming, equestrian, and agriculturally related activities. Thus, there are no significant native flora or fauna remaining on the project site and only minor environmental impacts.

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The neighborhood surrounding the project site generally consists of half-acre or more lots with an eclectic mix of single residential structures, some of which are 25 years or older, and much newer tract homes to the west backing up to East End Avenue. Tract No. 16396 proposes 26 lots ranging in size from 20,000 sq. ft. to 27,000 sq. ft. and one private street. The project is required to connect to City of Chino sewers, which are in place near the site. The Monte Vista Water District will provide the domestic water to the tract.

No surrounding property owners spoke in opposition to the project during the public testimony at the April 8, 2004, Planning Commission Hearing. One property owner's letter was received the evening before the hearing that expressed interest in taller walls adjacent to the common boundary with lots on Roswell Avenue, and concerns about possible conflicts between the new homes and existing agricultural uses in the neighborhood. The Planning Commission recommended a 7'6" wall between the proposed lots and the existing lots along Roswell Avenue. The Planning Commission also recommended that the Covenants, Conditions and Restrictions (C.C. & R.'s) for the project include a notice to potential home buyers about the pre-existing horse properties, and the flies and smells associated with transitional agricultural uses.

An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate Conditions of Approval. Therefore, a Negative Declaration is recommended.

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed and approved by Deputy County Counsel Robin Cochran, 387-8957, on April 22, 2004, and by the County Administrative Office, Patricia M. Cole, 387-5346, Administrative Analyst III, on April 25, 2004. This item was heard by the Planning Commission on April 8, 2004.

FINANCIAL IMPACT: There are no financial impacts associated with this item.

SUPERVISORIAL DISTRICT(S): 4th

PRESENTER: Michael E. Hays, Director, Land Use Services Department - 387-4141